

TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY

APPLICATION IS HEREBY MADE FOR:

- () Appeal from Building Officer based on or made in the enforcement of the Zoning Ordinance. N.J.S.A. 40:55D-70a
- () Zoning map interpretation N.J.S.A. 40:55D-70b
- () Hardship variance N.J.S.A. 40:55-70c-1
- (x) Flexible variance N.J.S.A. 40:55-70c-2
- () Variance for use or principal structure N.J.S.A. 40:55D-70d-1
- () Expansion of a nonconforming use N.J.S.A. 40:55D-70d-2
- () Deviation from standard of conditional use N.J.S.A. 40:55-70d-3

PROPERTY HISTORY:

A. Owner: Alma Billings
 Address: 94 Scores Ave Clifton NJ 07012
 Telephone: 973-216-7575
 Applicant name (if other than owner): _____
 Address: _____
 Telephone: _____

B. Property Description:

Location: 182 Weyman Cir Wyckoff, NJ
 Zoning district: RA-25 Block: 412 Lot: 20
 Existing use of building or premises: Single Fam Home

C. Type of variance requested: flexible variance

D. The variance requested is for the purpose of: left side yprd setback

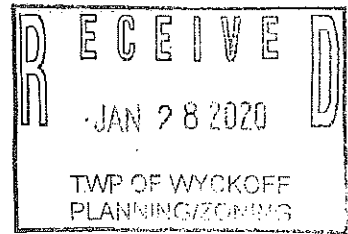
E. Does the attached survey reflect the property as it presently exists? Yes No _____
 If no, explain _____

F. Is the property sewered or septic? Locate on survey.

G. Is this request connected with the simultaneous approval of another application before a Township board?
 Yes _____ No
 If yes, explain _____

H. Have there been any previous applications before a Township board involving the premises: Yes _____ No
 If yes, state the date and disposition: _____

I. If this application is for an appeal of a decision of the Building Officer or a zoning map interpretation, explain the appeal or question: no



ALL APPLICANTS COMPLETE SECTION J

J. ZONING DISTRICT - RA-25

		DIMENSIONS			
		Zoning Requirement	Present Layout	Proposed Layout	**See Note
1.	LOT SIZE (sq. ft.)	25,000 min.	<u>25,292</u>	<u>25,299</u>	()
	Frontage	125 min.	<u>139.9</u>	<u>139.9</u>	()
	Depth	150 min.	<u>200</u>	<u>200</u>	()
2.	SETBACKS				
	Principal Building				
	Front Yard (ft.)	40 min.	<u>45.7</u>	<u>41.8</u>	()
	Rear Yard (#2) (ft.)	40 min.	<u>124.4</u>	<u>90.8</u>	()
	Side Yard (#1) (ft.)	25 20 min.	<u>20.8</u>	<u>20.8</u>	(X)
	Side Yard (#2) (ft.)	27 20 min.	<u>43.9</u>	<u>34.2</u>	()
	* Accessory Structure(s) (deck, garage, shed, pool, etc.)		(Attach a separate sheet if necessary)		
	Rear Yard (ft.)	20 min.	<u>EX'G</u>	<u>N/A</u>	()
	Side Yard (ft.)	15 min.	<u>EX'G</u>	<u>N/A</u>	()
	*ALL ACCESSORY STRUCTURE SETBACKS SHALL BE INDICATED ON SURVEY				
3.	GROSS BUILDING AREA (GBA) per 186.65**		<u>2,716</u>	<u>6,685</u>	()
	Over 3,700 (sq. ft.) Side yard setbacks increase	25 min.		<u>20.8 ft</u>	(X)
	Garage faces side yard setback increases to	27 min.			(X)
4.	BUILDING AREAS (footprint)				
	Principal Building (sq. ft.)		<u>1,626</u>	<u>3,614</u>	
	Accessory Structures (sq. ft.)	LIST			
	Deck		<u>319</u>	<u>0</u>	
	Pool		<u>1,350</u>	<u>0</u>	
	Shed		<u>81</u>	<u>0</u>	
5.	LOT COVERAGE				
	A. Principal Building (%)	15 max.	<u>6.43</u>	<u>14.93</u>	()
	B. Total Access. Structures (%)	5 max.	<u>6.43</u>	<u>0</u>	()
	C. Total (%) (A & B)	20 max.	<u>13.36</u>	<u>14.93</u>	()
6.	DWELLING AREA (Total sq. ft.)	1,200 min.	<u>2,004</u>	<u>4,344</u>	()
	First Floor		<u>1,111</u>	<u>2,509</u>	
	Second Floor		<u>898</u>	<u>1,835</u>	
7.	BUILDING HEIGHT (ft.)	35 max.	<u>EX'G</u>	<u>34'-10"</u>	()
	Number of stories	2 1/2 max.	<u>2</u>	<u>2 1/2</u>	()
8.	IMPERVIOUS COVERAGE (Calculation)				
	For lots over 25,000-sq. ft., the maximum allowable impervious coverage shall be 28.5% of the lot area. For lots between 10,000 and 25,000 sq. ft., the maximum allowable impervious coverage shall be equal to 45 divided by the square root of the lot area. Lots less than 10,000 sq. ft., the maximum allowable impervious coverage shall be 45% of the lot area.				
	▪ Structures/Buildings	Sq. ft.	<u>3,614</u>	<u>Space reserved for calculation</u>	
	▪ Driveways (paved or gravel)	Sq. ft.	<u>1,547</u>		
	▪ Patios and/or paved areas	Sq. ft.	<u>N/A</u>		
	▪ Walkways and brick pavers	Sq. ft.	<u>183</u>		
	▪ Tennis Court	Sq. ft.	<u>N/A</u>		
	▪ Swimming Pool Water Surface	Sq. ft.	<u>N/A</u>		
	▪ Decks w/o free drainage	Sq. ft.	<u>N/A</u>		
	TOTAL IMPERVIOUS COVERAGE:	Sq. ft.	<u>5,506</u>	Calculated %	()
				<u>= 21.78</u>	

**GROSS BUILDING AREA - is defined as the gross building floor area of the buildings on the property. The gross building area shall include all enclosed floor areas on all floors for residences, accessory buildings and garages. The gross building area shall not include open porches, unfinished attics, basements, decks or patios.

**NOTE: MARK (X) WHERE NOT IN CONFORMANCE WITH ZONING

K. OTHER REQUIREMENTS

1. PARKING: Spaces required NA provided _____
Actual area to be utilized (each floor): _____

Comments: _____
Buffer required _____
Buffer provided _____
Comments: _____

2. SIGN: (Also fill out separate Application for Sign Construction Permit)
Dimensions: _____
Height: _____
Location: _____
Lighting: _____
Setbacks: _____

3. FENCE:
Height: _____
Style: _____
Location: _____

IF APPLICATION IS FOR A HARDSHIP OR FLEXIBLE VARIANCE, COMPLETE SECTION L

L. 1. How will the benefits of the proposed application outweigh any detriments?
The variance is needed because the sq ft is over 3700. I wanted to have a bigger mud room. I don't believe there are any detriments.

2. What are the exceptional circumstances or conditions applicable to the property involved or to the intended use of development of the property that do not apply generally to other properties in the same zone or neighborhood?
NONE

3. Explain what efforts have been made by the applicant to acquire adjoining lands so as to reduce the extent of the variances or eliminate such?
NONE

4. State how the proposed variance:
a. Will not cause substantial detriment to the public good it will not, its proximity setback.

b. Will not substantially impair the intent and purpose of the zoning plan and ordinance I don't believe it will

IF APPLICATION IS FOR A USE VARIANCE, COMPLETE SECTION M.

M. 1. Explain how the proposed use can be granted without substantial detriment to the public good or how the proposed use would tend to minimize the discordant effect of the use, be less harmful to adjacent properties or tend to bring the use into closer conformity with the zoning ordinance.

I don't believe it will affect the neighbors

2. Explain how the proposed use can be granted without substantially impairing the intent and purpose of the zoning plan and the zoning ordinance.

3. List any "special reasons" related to the request. I really want to have a bigger mud room for kids coats & laundry.

4. List any "hardship" related to the nature of the land and/or the neighborhood which presents reasonable utilization of the property for any permitted use. NO hardship

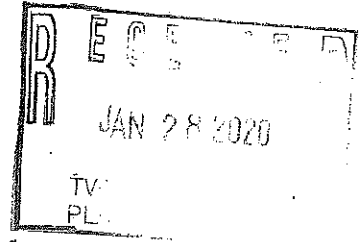
N. Itemize material accompanying application:

<u>Item</u>	<u>Number submitted</u>
1. _____	
2. _____	
3. _____	
4. _____	
5. _____	

Signature of Applicant: Alma

Signature of Owner(s): Alma Billings

Date of Application: 1/27/2010



PROPERTY OWNER PERMISSION FORM

1/27/2020 Date

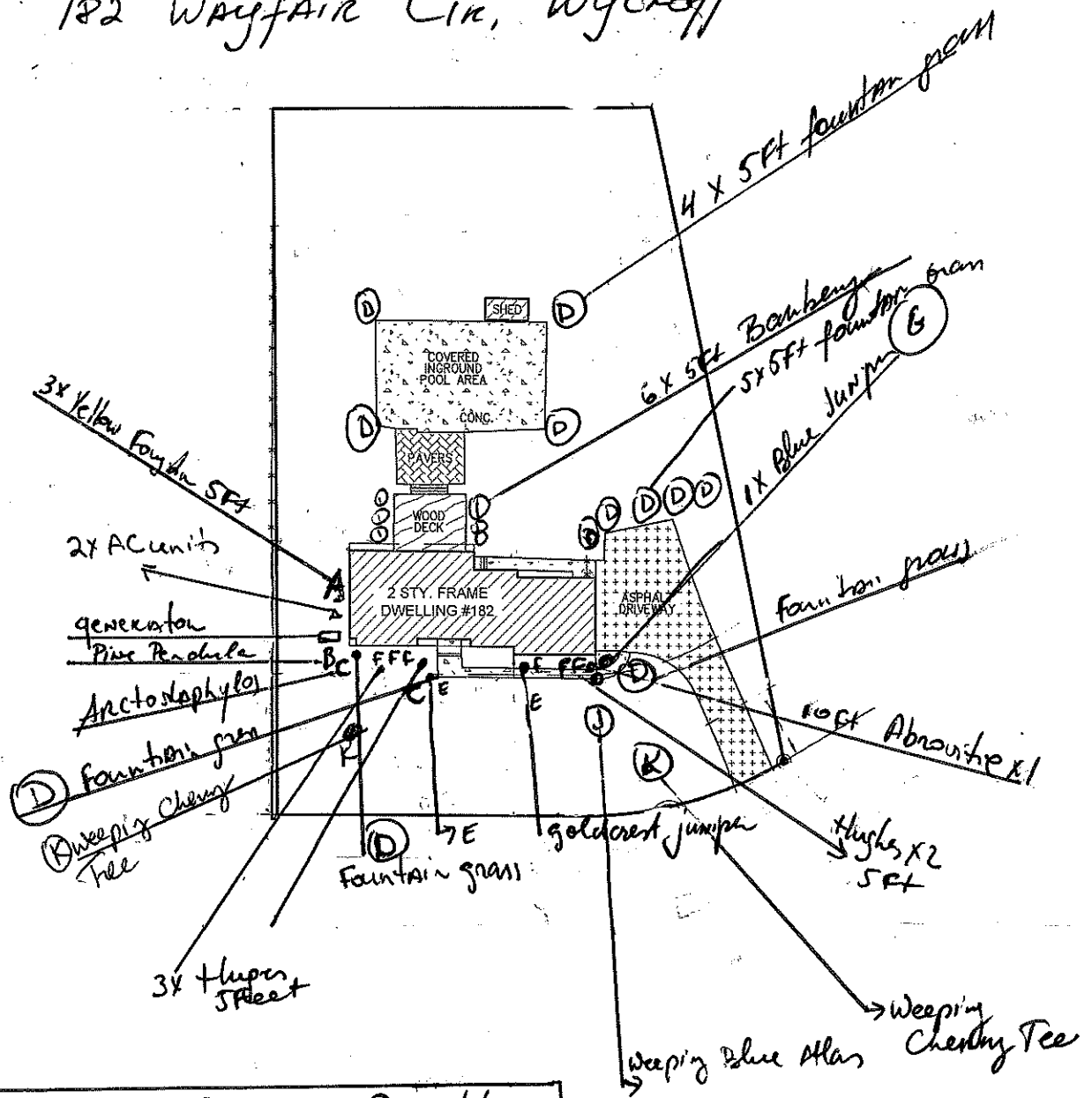
The property owner grants permission for the Board and any of its experts to enter the subject premises for purposes of inspection in relation to a development application that is presently before the Wyckoff Board of Adjustment.

182 Wayfair Circle
Address/Premises

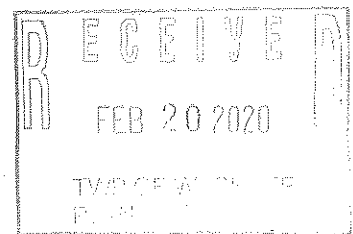
Alma Billings
Print name

Alma
Signature

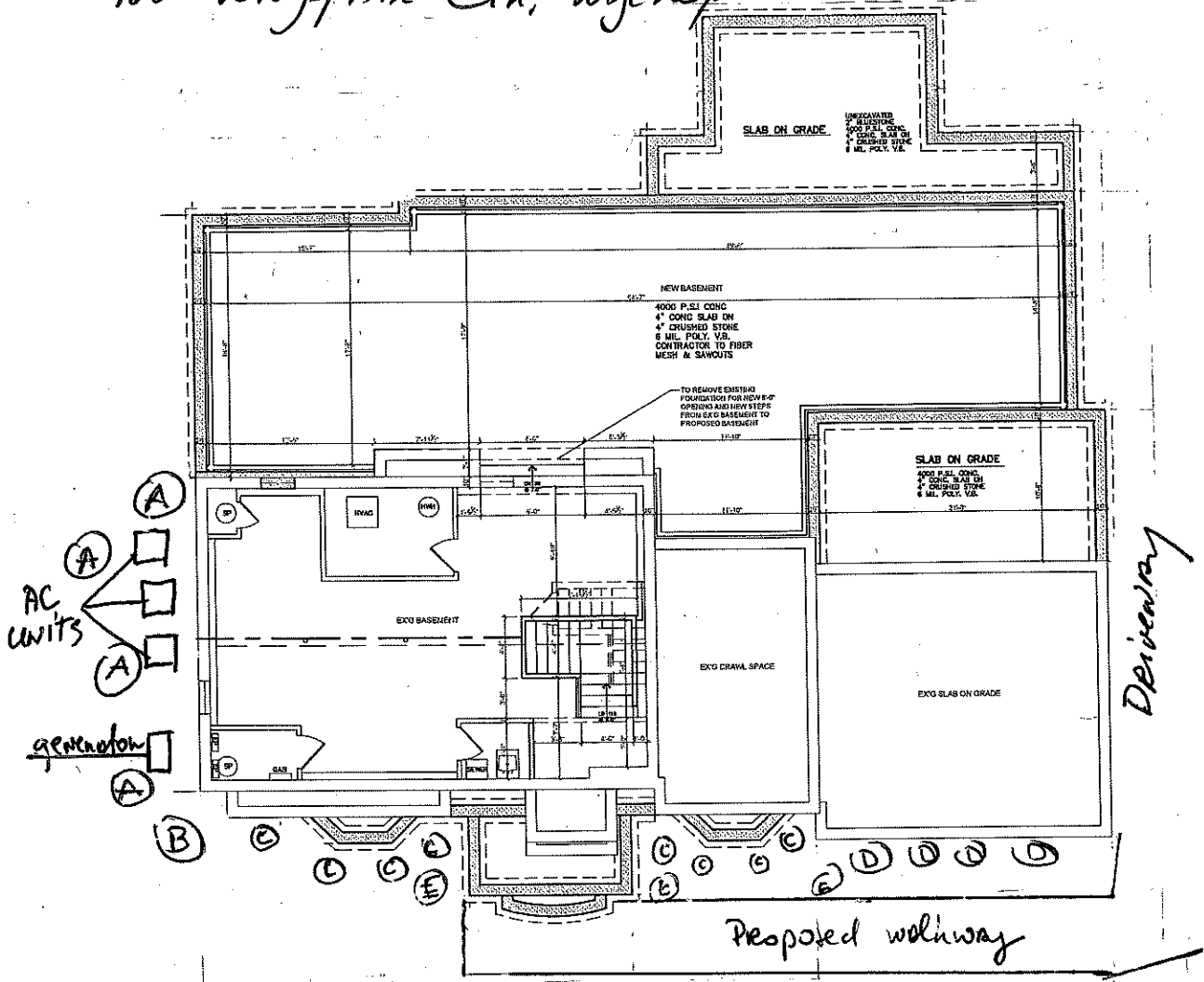
Existing Landscaping / will be removed
 182 Wayfair Cir, Wyckoff



	PLANT NAME	Size	Quantity
(A)	Yellow Forsythia	5ft	3
(B)	Pine 'Pendula'	9ft	1
(C)	Arctostaphylos 'Sunset'	7ft	2
(D)	Fountain grass	4ft	10
(E)	Goldcrest Juniper	6ft	2
(F)	Hughes	5ft	
(G)	Blue Juniper	3ft	1
(H)	Abrouit	10ft	1
(I)	Barberry	5ft	6
(J)	Weeping Blue Atlas	4ft	1
(K)	Weeping Cherry Tree	7ft	2

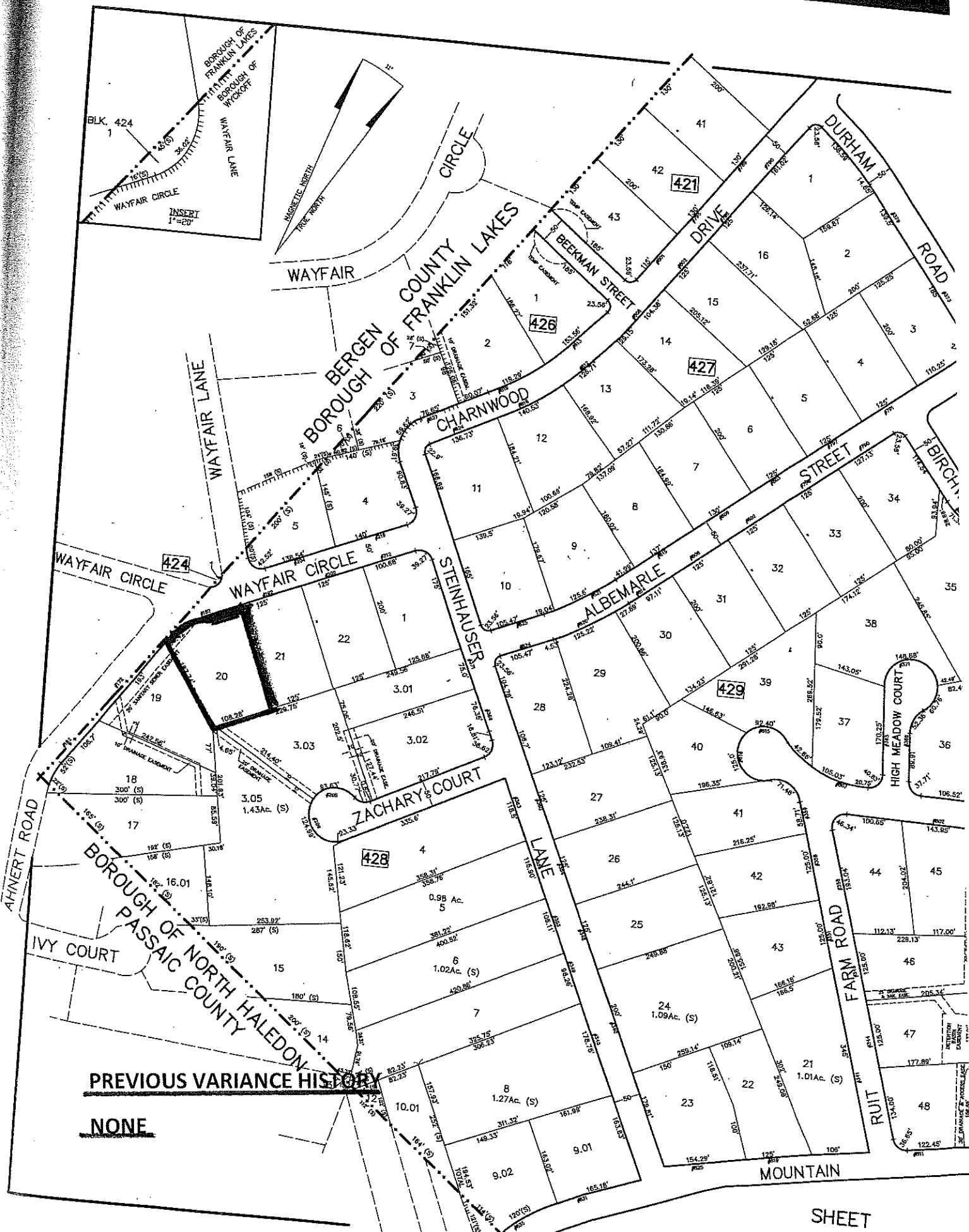


Proposed Landscaping Plan for 182 Wayfair Cir, Wyckoff



	Plant Name	Size	Quantity
(A)	Skip Laurel	4-5'	4
(B)	Weeping Spruce	6-7'	1
(C)	Green Velvet Boxwood	3-3.5'	8
(D)	Dwarf Azalea	3 Gal	4
(E)	Lavender	2 Ft	3

RECEIVED
 FEB 20 2020
 TWP OF WYCKOFF
 PLANNING DEPT.



PREVIOUS VARIANCE HISTORY

NONE